

SHALLOTTE BOARD OF ALDERMEN

WORK SESSION MEETING

MAY 19, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a work session on May 19, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

Aldermen present: Larry Harrelson, Bobby Williamson, Jimmy Bellamy and Karmen Custer

Aldermen absent: Gene Vasile

Staff present: Mimi Gaither, Robert Waring, Dan Formyduval, Isaac Norris, Natalie Goins, Paul Dunwell and Brandon Eaton

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Karmen Custer seconded by Jimmy Bellamy to open the meeting. Motion carried 4 yes 0 no.

II. CONFLICT OF INTEREST

Mayor Dornfeld asked if any member of the Board had a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda. None stated.

III. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Bobby Williamson seconded by Karmen Custer to approve the agenda as submitted. Motion carried 4 yes 0 no.

IV. CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11 (a) (3), a motion was made by Jimmy Bellamy seconded by Bobby Williamson to go into closed session to consult with the Attorney in order to protect the attorney-client privilege. Motion carried 4 yes 0 no. Attorney Matt Bouchard joined the meeting via Teams to discuss the Price Landing construction contract with Cinderella Partners.

A motion was made by Jimmy Bellamy seconded by Bobby Williamson to resume regular session. Motion carried 4 yes 0 no. A motion was made by Bobby Williamson seconded by Karmen Custer to defer action on the matter until the June 2, 2026 meeting, at which time the Board will consider next steps. Motion carried 4 yes 0 no.

V. ANNEXATION DISCUSSION

A. Gray Bridge Road Development

Andy Mills of Colliers Engineering and Design presented a proposed annexation for an approximately 98-acre parcel located on Gray Bridge Road. The site is currently in Brunswick County under R-7500 zoning. The plan includes up to 500 single-family homes at 4.15 units

per acre. Development would occur in two phases of around 200 lots each, spanning six to eight years, with home prices estimated between \$400,000 and \$500,000.

B. Royal Oak Development

Andy Mills also presented a preliminary concept for a development consisting of approximately 1,570 acres on both sides of Royal Oak Road, north of US-17. Hal Workman of Workman Properties described the project as a high-end, master-planned community targeting approximately 3,800 lots across roughly six phases over an estimated ten to twelve years. Projected average home prices are \$500,000. The development would include national builders such as Toll Brothers, Del Webb, and Schell Brothers.

Town Planning Director Robert Waring thanked the Board for hearing the preliminary discussions and indicated that both projects, if formally submitted, would follow the standard technical review, Planning Board, and public hearing process.

VI. USDA

Town Manager Mimi Gaither discussed timing for a USDA loan application for the Samet contract (town hall project), noting that an active application would be required before USDA could review specific contract language. It was the consensus of the Board to defer the application until July or August, after pricing from design changes is better established.

VII. DISCUSSION

No additional items were discussed.

VIII. ADJOURN

A motion was made by Jimmy Bellamy seconded by Karmen Custer to adjourn at 7:22 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk